

CAPREIT COMMUNITY

ISSUE 4 | 2024
www.capreit.ca

CONNECTING RESIDENT COMMUNITIES ACROSS CANADA

A Year in Review

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CANADIAN APARTMENT
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#BESTPLACETOLIVE

Ask Mark Anything

Mark Kenney

President & Chief Executive Officer



As we wrap up the final Ask Mark Anything segment for 2024, we want to express our gratitude for your thoughtful questions throughout the year. Your engagement helps us grow and improve, and we look forward to hearing from you again in 2025!

Please continue to submit your questions to goodnews@capreit.net, and stay tuned for more updates in the new year.

As the year comes to a close, what are you most proud of CAPREIT accomplishing in 2024?

This year has been a year of remarkable progress, and I couldn't be more proud of what we've accomplished together. A standout success has been our continued investment in sustainability and energy efficiency, with \$70 million in funding from the Canada Infrastructure Bank (CIB) to support significant sustainability and energy efficiency upgrades across our communities. This funding has allowed us to invest in deep retrofits and greenhouse gas reduction projects that will benefit residents and the environment for years to come, at no cost to our residents.

In addition, the expansion of our portfolio has allowed us to re-evaluate what CAPREIT can offer our communities across Canada and evolve that for our company's next

iteration. We're excited about the opportunities this growth brings to strengthen and enrich our communities.

Above all, I'm proud of the resilience and commitment of our teams, who have worked tirelessly to deliver exceptional service to our communities.

Looking ahead to 2025, what is your vision for CAPREIT and our communities?

2025 will be a year of growth, collaboration, and meaningful progress. We remain committed to deepening our connection with our residents and fostering a stronger sense of community, by creating spaces where people feel safe, valued, and proud to call home. As we look ahead, I'm excited to continue this momentum and find new ways to grow and support our residents and staff. I encourage you to use surveys, feedback sessions and other forums to always provide information to our employees so that we can continually improve service to you.

Thank you for choosing to call CAPREIT home and for being an integral part of our communities. From all of us at CAPREIT, we deeply appreciate your role in our journey and wish you a joyful holiday season.

A Year in Review

2024

As we approach the end of 2024, we take a moment to reflect on the achievements and milestones that have defined this year. Together, we've made significant strides in enhancing our communities across Canada, fostering growth, connection, and innovation. This year's journey has been one of collaboration and progress, and we are excited to share the highlights and initiatives that exemplify our commitment to creating vibrant and thriving communities where our residents love to call home.

ESG Initiatives

In 2024, CAPREIT secured \$70 million in funding from the **Canada Infrastructure Bank (CIB)** to advance sustainability and energy efficiency across our communities. This investment supports deep retrofits and greenhouse gas reduction projects, ensuring long-term environmental benefits while enhancing comfort and efficiency - at no cost to our residents. It's a significant step forward in our commitment to building a greener future.

Growing Together

In 2024, we welcomed **10 new communities** to our CAPREIT family across major markets in downtown Vancouver, North Vancouver, Toronto, Montreal, Ottawa, Edmonton, Halifax, and London (Ontario).

These additions reflect our ongoing commitment to expanding and enhancing the living experience for residents across Canada.



A Year in Review

Awards

WINNER: INVESTORS PROPERTY OWNERS ASSOCIATION OF NOVA SCOTIA INNOVATION & EXCELLENCE AWARD (IPOANS)

Support Person of the Year – Operations

Julia Stacey, Technical Services Coordinator – Canadian Apartment Properties REIT

Income Property Owner of the Year

Canadian Apartment Properties REIT

Industry Leadership Award

Mark Kenney, President & Chief Executive Officer – Canadian Properties Apartment REIT

NOMINEE: FEDERATION OF RENTAL-HOUSING PROVIDERS OF ONTARIO (FRPO) MAC AWARDS 2024

Best Amenities – Renovation

Sherobee Apartments, Mississauga, Ontario

WINNER: OHS CANADA AWARDS

OHS Team of the Year

CAPREIT

Top 25 Under 40 Safety Professionals

Hosam Albur, EHS Program Coordinator

OHS Rising Star

Hosam Albur, EHS Program Coordinator

Top 25 Under 40 Safety Professionals

Gaby Victoria, Associate Director, Environmental and Health and Safety

NOMINEE: CANADA'S SAFEST EMPLOYERS AWARD

In 2024, CAPREIT was named an Excellence Nominee for the following categories:

Canada's Safest Employer in Services Sector

CAPREIT

Minerva Award for Rising Star of the Year

Hosam Albur, EHS Program Coordinator

WINNER: ALBERTA RESIDENTIAL LANDLORD ASSOCIATION (ARLA) AWARDS 2024

Rental Industry Rookie of the Year Award

Firoz Ahmady, Property Specialist



Hosam Albur, Gaby Victoria and Nick Savino at the OHS Canada Awards

A Year in Review



New Community Offerings

New Resident Portal Features

Promotional Notifications - offering residents exclusive promotions from local businesses and services.



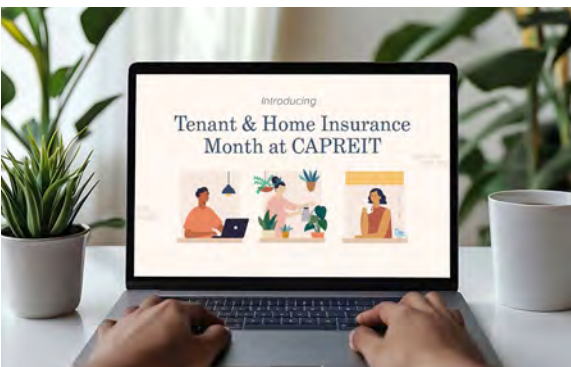
Charitable Initiatives

Launch of the CAPGIVING Program

With this launch, CAPREIT will bring our employees and residents together in support of causes that align with our core values and the needs of the communities we serve.

Keys for Impact: Caring for Our Communities

As part of the CAPGIVING program, CAPREIT launched the Keys for Impact initiative. This annual initiative takes place during November and December and donates \$150 for every new residency to local charities selected by CAPREIT employees.



Education Awareness

Tenant Insurance Month

During 2024 Tenant Insurance Month, we launched a series of informative videos showcasing the importance and benefits of this important coverage.

CAPREIT's Naughty & Nice List for Holiday Fire Safety

This festive season, keep your home off the Naughty List!
Follow these tips to ensure a safe and joyful holiday.

Decorating Your Home

- ✗ **Naughty:** Using holiday lights with frayed cords or damaged plugs.
- ✓ **Nice:** Inspecting all lights before use and replacing any worn or broken sets.
- ✗ **Naughty:** Overloading outlets with too many plugs.
- ✓ **Nice:** Distributing decorations across multiple outlets and using power strips with surge protection.

Staying Warm and Cozy

- ✗ **Naughty:** Leaving space heaters too close to curtains, furniture, or other flammable items.
- ✓ **Nice:** Keeping space heaters at least 4–6 feet away from anything that can burn and turning them off when you leave the room.
- ✗ **Naughty:** Forgetting to test your smoke and carbon monoxide detectors.
- ✓ **Nice:** Checking all alarms monthly and replacing batteries as needed.

Setting the Mood

- ✗ **Naughty:** Leaving candles unattended or placing them near flammable decorations.
- ✓ **Nice:** Using flameless LED candles or always extinguishing real candles before leaving the room or going to sleep.

Cooking Up a Feast

- ✗ **Naughty:** Walking away from the stove while cooking.
- ✓ **Nice:** Staying in the kitchen and keeping flammable items like towels and potholders away from the stove.

Being Prepared

- ✗ **Naughty:** Not having tenant insurance to protect against unexpected emergencies.
- ✓ **Nice:** Securing tenant insurance for peace of mind and financial coverage in case of accidents.
- ✗ **Naughty:** Forgetting to practice your family's emergency escape plan.
- ✓ **Nice:** Reviewing and practicing your plan so everyone knows what to do in case of an emergency.

Keeping Everyone Safe

- ✗ **Naughty:** Leaving matches or lighters where children can access them.
- ✓ **Nice:** Storing all flammable items out of reach and locked away.
- ✗ **Naughty:** Celebrating a little too enthusiastically.
- ✓ **Nice:** Drinking responsibly and prioritizing safety for yourself and others.

Halloween Contest Winner

Forestview Townhomes | Ottawa, Ontario

Congratulations to Brittany and her family for winning this year's Halloween Contest! Thank you to all residents who participated and made this Halloween celebration one to remember. We can't wait to see what you'll come up with next year.



HOLYROOD SQUARE

Holiday Market

Edmonton, Alberta

The Holyrood Square community came together once again this holiday season to host their annual Holiday Market! This year's Market featured an impressive selection of offerings, including delicious homemade baked goods and raffle tickets for door prizes, raising an impressive \$278 for Christmas hampers. Our vendors also had a fantastic day, collectively achieving over \$4,000 in sales—an incredible show of support for local businesses.





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